

APPENDIX A

Proposed changes to the Otay Ranch General Development Plan (GDP)

County of San Diego GPA 06-012

- Policy: Because numerous cultural resource sites are located within the Otay River Valley, potential impacts to these resources must be assessed prior to implementation of riparian restoration activities and when plans are finalized for the Otay Valley Regional Park. The preferred form of impact mitigation for sites that meet the significance definition under the County Resource Protection Ordinance is site avoidance although capping, landscaping and other passive uses may be appropriate. For sites that may be considered to be important under CEQA, but may not be considered to be important under RPO, salvage and data recovery may be considered to be appropriate.
- Policy: Design drainage improvements within identified flood plains to provide for adequate flood protection and sensitivity to biological resources.
- Policy: Flood control plans shall be in conformance with RMP policies protecting sensitive resources and with State and Federal wetland regulations.
- Policy: Concrete or rip-rap flood control channels shall be prohibited within the Preserve. Drop structures and armor lock structures shall be avoided. Minimal structural improvements may be permitted for road and utility crossings and for the protection of the public health, safety and general welfare.
- Policy: Drainage improvements shall not result in an increase in erosion or sedimentation that would adversely affect Preserve resources.
- Policy: Flood control plans should address potential erosion hazards in Salt Creek and Wolf canyons.
- Policy: Detention basins and energy dissipaters may be used.
- Policy: Provide opportunities for demonstration agricultural activities within the Preserve. A site, which supports prime or statewide important soils, should be located near proposed composting facilities and Bird Ranch. A plan for the size and operation of the demonstration agricultural activities will be subject to review and approval of the Preserve Owner/Manager and/or the Otay Valley Regional Park management and shall be submitted concurrent with the conveyance for this area or prior to adoption of the last SPA on the Otay Valley Parcel, whichever occurs first. In addition to the demonstration agricultural site, sites should be

made available for smaller “community gardens” adjacent to or within individual villages. Some community gardens may be located within open space areas being maintained by an open space maintenance district, with specific design and maintenance issues to be addressed at the SPA Plan review.

3. Enhance and Restore Sensitive Resources

- Objective: Enhance, restore, and re-establish sensitive biological resources (species and habitats) in disturbed areas where the resources either formerly occurred or have a high potential for establishment.
- Policy: Identify areas within the Preserve that possess high potential for habitat restoration. Conceptual locations of potential restoration areas are identified and mapped in the Phase 1 RMP.
- Policy: The quantity of area to be restored shall be based on the type, location, quality, and amount of habitat disturbed, and mitigation requirements and ratios as described in the RMP.
- Policy: Restoration programs intended to mitigate for disturbance of sensitive habitats associated with development of Otay Ranch shall be funded and designed by the landowner in coordination with the Preserve Owner/Manager and the appropriate jurisdiction. Implementation of such restoration programs shall be by an appropriate entity acceptable to the Preserve Owner/Manager and the appropriate jurisdiction.
- Policy: Restoration programs may be implemented for purposes other than compensation of impacts associated with development of Otay Ranch. Such programs shall be funded, designed and implemented by the Preserve Owner/Manager or other entity acceptable to the Preserve Owner/Manager.

The Otay Ranch General Development Plan (“GDP”) and the accompanying Resource Management Plan (“RMP”) were adopted in 1993. Subsequent to their adoption – but prior to adoption of the Multiple Species Conservation Plan (“MSCP”) – an agreement was reached between the US Fish and Wildlife Service, the California State Fish and Game Department, the County of San Diego, the City of Chula Vista, and the owner of the Otay Ranch (then the Baldwin Company) with regard to certain environmental and planning issues. These agreements were memorialized in a letter dated November 10, 1995, which was incorporated into the

County's MSCP subarea plan. One of the understandings reached in this regard was the elimination of the requirements for any revegetation of coastal sage scrub. Consistent with this understanding, the County's MSCP subarea plan and the City of Chula Vista's MSCP subarea plan were approved without any coastal sage scrub restoration requirements pertaining to the Otay Ranch. The following revisions are designed to delete the coastal sage scrub restoration required from the GDP so as to be consistent with the MSCP documents and the earlier agreements described above.

Policy: Develop a restoration program for ~~coastal-sage scrub~~ (and maritime succulent scrub) habitat. ~~Coastal-sage~~Maritime succulent scrub restoration activities shall commence prior to or concurrent with approval of the first SPA within Otay Ranch and shall have achieved success, based on performance standards included in the RMP prior to or concurrent with approval for any development resulting in significant impacts to ~~coastal sagemaritime succulent~~ scrub habitat occupied by California gnatcatchers on the Proctor Valley or San Ysidro Mountains parcels.

Implementation Measure: A conceptual restoration plan for ~~coastal-sagemaritime succulent~~ scrub habitat shall be included in the Phase 1 RMP. Restoration programs shall be implemented on a SPA-by-SPA basis in accordance with Phase 2 RMP. The success of a specific ~~coastal-sagemaritime succulent~~ scrub restoration effort will be measured by the ability of the restored habitat to support native wildlife species. An increase in bird species richness will be used as an indicator of "habitat suitability."

Implementation Measure: Restoration and enhancement of ~~disturbed coastal-sage scrub, coastal-sage scrub/non-native grassland, and non-native grassland/coastal-sage scrub~~ may be accomplished through the following general procedures:

- Prevention of further disturbance.
- Removal and control of exotic species.
- Augmentation of shrub cover by additional plantings and/or hydroseeding.
- Use of cuttings, seeds, and other vegetative parts from within the degraded habitat.
- Monitoring and maintenance of enhancement efforts.

Implementation Measure: Recreation of ~~Diegan-coastal-sage scrub-and-maritime~~ succulent scrub in areas that currently support agriculture and non-native grasslands can be accomplished through the following general procedures:

- Prevention of further disturbance.
- Removal and control of exotic species.
- Use of topsoil from areas of ~~coastal-sage~~maritime succulent scrub to be impacted by project implementation.
- Revegetation with native ~~coastal-sage~~maritime succulent scrub species.
- Use of cuttings, seeds, and other vegetative parts from areas of undisturbed habitat adjacent to the revegetation site.
- Use of temporary irrigation, if necessary.
- Monitoring and maintenance of revegetation efforts.
- Implementation of remedial efforts.
- Use of reclaimed water where appropriate.
- Incorporation of sensitive species specific habitat requirements into revegetation plan.

Policy: Develop a restoration program for riparian habitats.

Implementation Measure: A conceptual restoration plan for riparian habitats shall be included in the Phase 1 RMP. Restoration programs shall be implemented on a SPA-by-SPA basis in accordance with Phase 2 RMP. The success of a specific riparian restoration effort will be measured by the ability of the restored habitat to support native wildlife species. An increase in bird species richness will be used as an indicator of "habitat suitability".

Implementation Measure: Restoration and enhancement of riparian habitats may be accomplished through the following general procedures:

- Prevention of further degradation.
- Removal and control of exotic species, primarily tamarisk, tree tobacco, giant cane, and cocklebur.
- Excavation and grading where necessary to approach water table.
- Revegetation with native riparian species.
- Use of cuttings, seeds, and other vegetative parts from riparian areas adjacent to revegetation site.

- Use of temporary irrigation, if necessary.
- Monitoring and maintenance of revegetation efforts.
- Implementation of remedial efforts.
- Use of reclaimed water where appropriate.
- Incorporate sensitive species specific habitat requirements into revegetation plans.

Policy: Develop a restoration program for native grassland habitats.

Implementation Measure: A conceptual restoration plan for native grassland habitats shall be included in the Phase 1 RMP. Restoration programs shall be implemented on a SPA-by-SPA basis in accordance with Phase 2 RMP, consistent with the following guidelines:

- Prevention of further degradation.
- Removal and control of exotic species.
- Revegetation with native grassland species.
- Use of cuttings, seeds, and other vegetative parts from native grassland areas adjacent to revegetation site.
- Use of temporary irrigation, if necessary.
- Monitoring and maintenance of revegetation efforts.
- Implementation of remedial efforts.
- Use of reclaimed water where appropriate.
- Incorporation of sensitive species specific requirements into revegetation plan.

Policy: Develop a vernal pool restoration program.

Policy: In coordination with USFWS and CDFG, the Preserve Owner/Manager shall develop a program for creation or enhancement of habitat for sensitive species that were formerly, or are occasionally present (e.g., as least Bell's vireo) on Otay Ranch.

Implementation Measure: Prepare a conceptual riparian revegetation plans to create habitat in the Otay River Valley of acceptable quality for breeding and nesting of least Bell's vireo (Vireo bellii pusillus). Investigate the possibility of habitat enhancement and re-introduction of quino checkerspot (Euphydryas editha quino) in the vernal pool preserve during the submittal of the first SPA in the Phase 2 RMP. Continue to identify potential restoration opportunities for additional

any reduction in habitat quality or sensitive species populations due to human activities and/or natural occurrences. Management activities shall conform with potential State of California NCCP or guidelines should they be applied to Otay Ranch in the future. The Preserve Owner/Manager shall have the authority to curtail or restrict activities or uses that are shown to have a temporary or long-term negative impact on resources within the Preserve.

Policy: Establish a comprehensive monitoring program for the biota of the Preserve in conjunction with the Phase 2 RMP.

Policy: Develop and implement an annual monitoring program designed to identify changes in quality and quantity of onsite biological resources, including sensitive wildlife species, sensitive plant species, and sensitive habitat types, consistent with the following guidelines:

- Monitoring shall include, but not be restricted to, focused surveys and population estimates of State- and Federally-recognized plants and wildlife species, use of wildlife corridors, and assessments of habitat quality.
- Annual monitoring reports summarizing the results of monitoring efforts shall be submitted to the City, County, and resource agencies.
- Based on the monitoring reports, the City, County, and resource agencies shall evaluate RMP performance and, if necessary, recommend program modifications.
- Monitoring programs shall include performance standards.
- Habitat restoration efforts shall be monitored.
- The effects of activities associated with the interpretive center and the effective use of educational and outreach programs shall be monitored.
- Monitoring of the Preserve's sensitive resources may be integrated with mitigation monitoring and reporting programs (MMRPs) carried out in accordance with CEQA review of individual developments within Otay Ranch.
- The Preserve's monitoring program shall be submitted with the Phase 2 RMP with input from the Preserve Manager.

Policy: Preserve lands become the property of the owner/manager and are not available for development.

Policy: Monitoring programs associated with management of the Preserve shall conform to and carry out programs required by CEQA (PRC 21081.6) but shall not replace other monitoring programs required in conjunction with site-specific environmental review of individual development within Otay Ranch.

[A plan for the orderly conveyance of dedicated parcels of land to the Preserve ("Conveyance Plan") was developed and adopted by the City and County in accordance with the policies, standards and guidelines set forth in the RMP and the Phase 2 RMP. Appendix A to the RMP describes in detail the manner in which the Conveyance Plan was implemented and succeeded in assuring the orderly dedication of the Preserve. With dedication of the majority of the Preserve lands identified in the Conveyance Plan now assured, the RMP and Section II.B "Preserve Conveyance Plan" of the Phase 2 RMP have been amended to eliminate the Conveyance Plan and allow for the orderly conveyance of the balance of the Preserve. Accordingly, the following policies are no longer applicable and are shown herein as being deleted.]

~~Policy: Develop and obtain City and County approval (in coordination with the owner/manager) of a plan for the orderly conveyance of dedicated parcels of land to the Preserve.~~

~~Policy: The conveyance plan shall be developed in accordance with the conveyance criteria outlined in the RMP.~~

~~Policy: A conveyance schedule shall be prepared in conjunction with the Phase 2 RMP.~~

~~Policy: Priority for the conveyance of land shall be determined by application of the following guidelines:~~

~~□ First priority shall be given to the conveyance of highest quality resources (such resources may include vernal pools on Otay Mesa, Diegan coastal sage scrub habitat in the Salt Creek area, gnatcatcher population areas in western San Ysidro and Central Proctor Valley areas, or potential wetlands restoration areas in the Otay River Valley, depending upon the status of regional park plans and wetlands restoration~~

~~plans at the time Otay River Valley parcels are conveyed.~~

- ~~□ Give first priority to the conveyance of "most vulnerable" areas — those most subject to potential and ongoing disturbance.~~
- ~~□ Conveyance shall occur in an orderly manner beginning with an identified "keystone" parcel [e.g. vernal pool areas, Salt Creek area, Otay River Valley, central Proctor Valley, western San Ysidro] and proceed to the next logical block of land.~~
- ~~□ Convey areas with restoration potential early in order to begin long-term research activities early in the process. [Restoration activities may occur in areas proposed for inclusion in the Preserve prior to their conveyance.]~~
- ~~□ The Preserve Owner(s)/Manager(s) shall participate in preparation of the conveyance schedule.~~
- ~~□ Cumulative acreage conveyed shall be greater than or equal to cumulative acreage of the proposed SPA.~~
- ~~□ General guidelines regarding in-kind mitigation and no net loss of wetlands may be considered in development of a conveyance schedule, particularly in the context of applicable State and Federal regulations [it is understood that in-kind mitigation may not always be the preferable approach to achieve the goal of establishing a functioning, manageable preserve].~~
- ~~□ Applicable State and Federal regulations regarding protection of sensitive habitat and species shall be followed.~~

~~Policy: Any change in the order of conveyance shall be considered only during the review and approval process for a SPA, and shall not require a General Plan Amendment. The jurisdiction processing the SPA shall advise and consult with the other agency before approval of a change in order of conveyance. However, any change in the order of conveyance is subject to joint approval by the City of Chula Vista and County of San Diego, if the land under consideration for conveyance is in a different jurisdiction than the SPA under consideration.~~

~~Policy: Changes in land ownership resulting from the sale or transfer of ownership of any SPA shall not affect the conveyance of land to the Preserve.~~

~~Policy: The development of any village or SPA, even if conveyed to a third party, shall be accompanied by the conveyance of the appropriate parcel to the Preserve. To the extent that conveyance of a specific parcel of land is required, it shall be a condition of approval for the first Tentative Map of that SPA. If the landowner sells a specific village or SPA to a third party, the portion of the Preserve associated with that village can be conveyed to the Preserve at the time of sale or as a condition of approval of the first Tentative Map for that village or SPA.~~

Policy: Include a reversionary clause in the Preserve ownership agreement that will prevent resale or use of the Preserve for any development or activities not permitted by the adopted RMP.

Policy: In the event that the selected Preserve Manager/Owner is, for any reason, unable or unwilling to manage the Preserve in a manner consistent with the goal and policies of the RMP, ownership of the Preserve shall be transferred to the County of San Diego, City of Chula Vista, or other receiving entity acceptable to the City, County, and landowner. Such a receiving entity shall transfer ownership to a qualified owner/manager reviewed by the resource agencies (USFWS, CDFG) and acceptable to the County of San Diego and the City of Chula Vista. Said transfer should be implemented as soon as possible, and not later than six months after exercising the reversionary clause, unless extraordinary circumstances require, as determined by the County Board of Supervisors and the City of Chula Vista City Council prior to expiration of the six months, additional time.

Policy: As part of the Phase 2 RMP, identify the potential locations of a nature interpretive center within the Preserve.

Policy: The Nature Interpretive Center shall be designed to provide an educational opportunity to the public through providing a look at the natural history and ecology of the existing ecosystems, cultural history and paleontological resources on Otay Ranch. Design features for the Nature Interpretive Center shall include facilities that can accommodate educational meeting and display rooms yet be in scale and compatible with the surrounding setting.

Policy: As part of the Phase 2 RMP, a cost estimate for RMP implementation shall be prepared, funding alternatives shall be identified and evaluated, and the implementation plan shall be prepared, consistent with the following guidelines:

- Expenditures may include, but not be limited to, the following:
 - Salaries for staff.
 - Vehicles for patrolling the Preserve.
 - Construction and maintenance of operations center.
 - Fences, signs, and interpretive and educational materials.
 - Staffing and training of personnel for annual monitoring programs.
 - Construction and maintenance of an interpretive center.
 - Equipment necessary for monitoring and management.
 - Enhancement/restoration activities not considered to be mitigation as identified in the RMP
- A draft funding program shall be submitted for review concurrent with the application for the first SPA. The draft document shall be reviewed and adopted by the City of Chula Vista, County of San Diego, with the advice and consultation of the Preserve Owner/Manager, and interested agencies. A final funding program shall be adopted prior to or concurrent with the approval of the first SPA. The program shall include (1) all sources of funding (not reliant on City or County general funds); (2) a five-year management plan; (3) a 5-year budget; (4) proposed staffing; and (5) provisions for availability of initial start-up funds upon conveyance of the first parcel to the Preserve.
- Prior to approval of each SPA Plan, the applicant must demonstrate that mitigation activities are financially feasible. If not, proper compensatory measures shall be implemented.
- Financing mechanisms for restoration activities conducted within the Preserve that are regarded as mitigation for development activities within

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- ~~□ Cumulative acreage conveyed shall be greater than or equal to cumulative acreage of the proposed SPA.~~
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Policy: Include a reversionary clause in the Preserve ownership agreement that will prevent resale or use

9. Biological Resources/RMP Implementation

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10. Energy Conservation

10.1	Prepare a Non-Renewable Energy Conservation Plan.....	383
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11. Geotechnical Review

11.1	Provide Geotechnical Investigations.....	334
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12. Cultural Resources

12.1	Prepare a Cultural Resources Plan	351
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